Historic Property Report

Historic Name: Hosmer, Theodore, House

Property ID: 31586

Location

Address: 309 S Ninth, Tacoma, WA

Tax No/Parcel No: 2008070041

Geographic Areas: Pierce County, T20R03E05, TACOMA NORTH Quadrangle, T20R03E04, Congressional District 6, 27

Information

Number of stories:

Construction Dates:

Construction Type	Year	Circa
Remodel	1905	☐
Remodel	1914	☐
Built Date	1879	☑

Historic Use:

Category	Subcategory

Historic Context:

Category
Architecture

Architect/Engineer:

Category	Name or Company
Architect	Heath & Gove
Architect	Heath & Gove; J.E. Bonnell

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Thematics:

Local Registers and Districts

Name	Date Listed	Notes

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date

Photos

Original HPI form(s)

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Historic Name: Hosmer, Theodore, House Property ID: 31586

Inventory Details - 1/1/1900

Common name: Exley Apartments

Date recorded: 1/1/1900

Field Recorder:

Field Site number:

SHPO Determination

Detail Information

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Significance narrative: Primary structure. Dates from the earliest period of the development of New Tacoma. May be the earliest extant structure built during Tacoma Land Company's initial establishment of New Tacoma. This structure was originally the residence of a prominent Tacoma citizen. From 1877 to 1887 (and 1889 to 1897), Theodore Hosmer owned the property this house was built on. A photograph dated c. 1880, clearly shows the back side of the house as it faced onto St. Helens Avenue. An 1884 lithograph refers to the house, then situated at the N.W. corner of S. Ninth and St. Helens Avenue, as the "Residence of Theodore Hosmer Esq." Theodore Hosmer was a son-in-law to Charles B. Wright, the ·Northern Pacific official who became Tacoma's benefactor. Theodore Hosmer was Charles Wright's representative in Tacoma, carrying out most of Mr. Wright's business. The Tacoma Land Company offices were across S. Ninth from the Hosmer Residence on the s.w. corner of the intersection. Tacoma Land Company records indicate Theodore Hosmer was involved in the great majority of those transactions.

The house was most likely the Hosmer Residence until the Tacoma Hotel was built (c.1884). City directories indicate Hosmer resided at the Hotel, between trips to the East Coast, after 1885. At this time the residence apparently became a boarding house, possibly for employees at the Northern Pacific/Tacoma Land Company offices. City directories indicate the residence was used for the most part as a boarding house until 1913. In 1905, for as yet unknown reasons, the house was moved (and slightly altered) to its present location on S. Ninth. From 1905 until 1913 it was called the "Mills House." In 1913 when Henry A. Rhodes bought the property, he employed the architecture firm of Heath and Gove to remodel it into individual apartments. These apartments were named "The Exley" after the birthplace of Rhodes' father. "The Exley" operated until relatively recently.

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Historic Name: Hosmer, Theodore, House Property ID: 31586

Inventory Details - 8/8/2011

Common name:

Date recorded: 8/8/2011

Field Recorder: Artifacts Consulting, Inc.

Field Site number: 2008070041

SHPO Determination

Detail Information

Characteristics:

Category	Item
Structural System	Wood - Platform Frame
Form Type	Multiple Dwelling

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: No

Significance narrative:

Modeled as a category 1A property. Modeling provides a broad planning tool that is not meant to be a definitive decision on individual building historic status nor a substitute for field based survey work and determinations of eligibility. In 2011 the model assigned categories to 39,270 City of Tacoma properties. This work establishes a baseline of legacy data against which to measure future data sets to gauge both retention and attrition. Modeling stemmed from a city-wide preservation planning need and providing this planning data content in concert with updates to the city's Preservation Plan. The city's goal to have a more comprehensive perspective expanded modeling to include all properties built in or before 1969. This work also included linking and integrating Tacoma Public Library Building Index data to inform modeling.
Modeling provides a tool to augment the traditional survey and inventory approach. The data can effectively guide at a broad city and neighborhood-wide level initial research efforts to develop and prioritize context statements and field survey work. Intended user groups include city staff (preservation, planning and permit), historical societies, consultants and interested citizens and property owners. The data becomes a tool supporting the broader approach of building conservation.
City Preservation Plan categories:
Group 1. HISTORICALLY SIGNIFICANT PROPERTIES
1A. Individually eligible to the National Register (NR)
1B. Contributor to a National Register eligible district
1C. Eligible for local listing, but not to the NR
1D. Contributor to a Local Register eligible district
Group 2. NOT HISTORICALLY SIGNIFICANT PROPERTIES
2A. Not eligible, with conditions
2B. Not eligible
The following link connects to historic photograph(s) of the building maintained by the Tacoma Public Library's Northwest Room & Special Collections Northwest Photography Archive:
http://search.tacomapubliclibrary.org/buildings/bldg1up.asp?n=1590

The following newspaper citations and background collected by Tacoma Public Library librarians as part of the Tacoma/Pierce County Building Index at http://search.tacomapubliclibrary.org/buildings/bldgv2.asp:
Theodore Hosmer House / Exley Apts.
-remodeling c.1914 (Heath & Gove, arch. and J.E. Bonnell, contr.)
-rehab c.1980-81 (Gene Grulich, arch. and AWC Construction, contr.)
-probably the oldest existing house in Tacoma
-bldg. originally faced Saint Helens Ave., moved to face So. 9th St. c.1904
West Shore Jan. 1883 (sketch)
TDL 5/20/1888 p.6 (permit for frame addition to residence at So. 9th & Saint Helens Ave. by C.A. Darmer, arch.) (?)
TDL 11/20/1904 (mentions that Wm. Bardsley owned an apartment house that was moved from 9th & Saint Helens to face So. 9th St.)
TDL 12/3/1905 p.19 (W.R. Rust buys property, including the Mills House)
TDL 1/25/1914 p.27 (mention in permits)
TDL 3/1/1914 p.19 Rhodes Apartments nearly completed
TDL 4/12/1927 Sec. 11 p.1 (il c. 1880s)
TDL 11/9/1931 p.1 Raid flashy downtown beer joint
TDL 2/9/1932 Gravure Sec. p.3 (il c.1880s)
TNT 8/5/1956 Time beclouds origin of doomed apartment (bldg. slated for demolition) (il)
TNT 3/27/1966 p.26 (il c.1890, facing Saint Helens Ave.)
TNT 11/9/1980 100-year-old Exley gets new lease on life (remodeling by Gene Grulich, arch. and AWC Inc., contr.) (il)
720.28 T119TR p.9,77 (il)
Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).
Project methodology entailed use of the University of Washington's State Parcel Database (http://depts.washington.edu/wagis/projects/parcels/development.php) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The building at 309 S 9th Street, Tacoma, is located in Pierce County. According to the county assessor, the structure was built in 1879 and is a multiple family house. Also according to the county assessor, the structure was remodeled in 1965. The 3-story, platform frame building has a roof clad in an unknown material.

Bibliography: Tacoma Building Index data integrated into this form provided courtesy of the Tacoma Public Library. (http://search.tacomapubliclibrary.org/buildings/bldgv2.asp)